008.0	0002	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	815,000 / 815,000
					USE VALUE:	815,000 / 815,000
					ASSESSED:	815,000 / 815,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		ELMHURST RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEREZOVSKA OKSANA
Owner 2:	CLARIZIA TODD
Owner 3:	
Street 1:	42 ELMHURST RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DICKSON BARBARA L -
Owner 2:	-
Street 1:	1 SYMMES RD UNT 411
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 1380 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6124.000	331,500	500	483,000	815,000
Total Card	0.141	331,500	500	483,000	815,000
Total Parcel	0.141	331,500	500	483,000	815,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 590.58 /Parcel: 590.58

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 7209

GIS Ref

GIS Ref

Insp Date 06/17/21

!775!

PREVIOUS ASSESSMENT

Parcel ID 008.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	331,500	500	6,124.	483,000	815,000		Year end	12/23/2021
2021	101	FV	251,700	500	6,124.	483,000	735,200		Year End Roll	12/10/2020
2020	101	FV	251,700	500	6,124.	483,000	735,200	735,200	Year End Roll	12/18/2019
2019	101	FV	208,200	500	6,124.	513,200	721,900	721,900	Year End Roll	1/3/2019
2018	101	FV	208,200	0	6,124.	374,300	582,500	582,500	Year End Roll	12/20/2017
2017	101	FV	208,200	0	6,124.	326,000	534,200	534,200	Year End Roll	1/3/2017
2016	101	FV	208,200	0	6,124.	277,700	485,900	485,900	Year End	1/4/2016
2015	101	FV	203,300	0	6,124.	271,700	475,000	475,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:59:47

LAST REV

Date	Time
06/17/21	15:05:30
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 775

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DICKSON BARBARA	74302-95	1	3/17/2020		815,500	No	No		
	8489-493		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	7209
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2020	506	Add Bath	60,300					
5/20/2020	537	Heat App	15,000	C				
4/16/2002	249	Siding	8,300	C				NEW VINYL SIDING
8/28/2001	587	Re-Roof	8,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/17/2021	Permit Visit	DGM	D Mann
6/17/2021	Measured	DGM	D Mann
5/26/2020	SQ Returned	JO	Jenny O
10/24/2019	Mail Update	MM	Mary M
12/2/2017	MEAS&NOTICE	HS	Hanne S
1/27/2009	Meas/Inspect	189	PATRIOT
2/3/2003	External Ins	PM	Peter M
10/22/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6124		Sq. Ft.	Site		0	80.	0.99	1									482,978						483,000	

Total AC/HA:	0.14059	Total SF/SM:	6124	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	482,978	Spl Credit		Total:	483,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	173.745
Other Features:	108500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	407306
Depreciation:	75759
Depreciated Total:	331547

COMMENTS

SCUTTLE HOLE SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

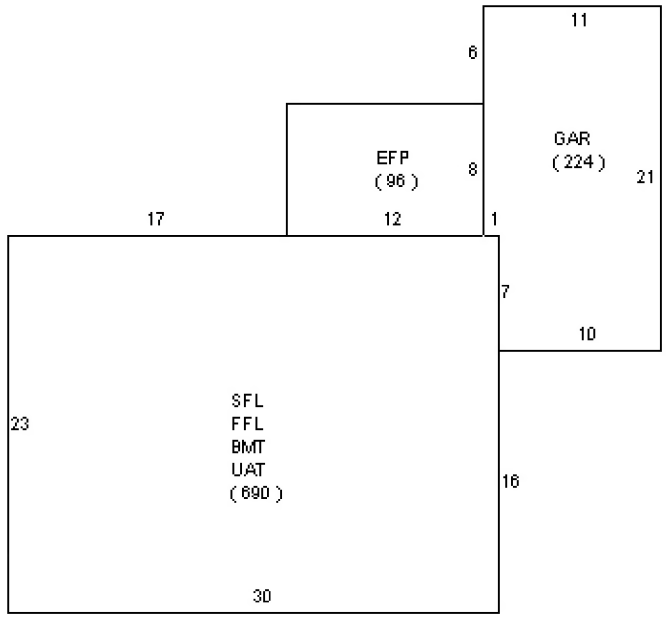
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.75
Special Features:	0	Val/Su Net:	129.34
Final Total:	331500	Val/Su SzAd	240.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	690	52.120	35,965
FFL	First Floor	690	173.750	119,884
SFL	Second Floor	690	173.750	119,884
GAR	Garage	224	25.900	5,801
UAT	Upper Attic	173	69.500	11,988
EFP	Enclos Porch	96	55.030	5,283
	Net Sketched Area:	2,563	Total:	298,805
Size Ad	1380	Gross Area	3080	FinArea 1380

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	10x10	A	AV	1990	6.00	T	23.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	Total: 500